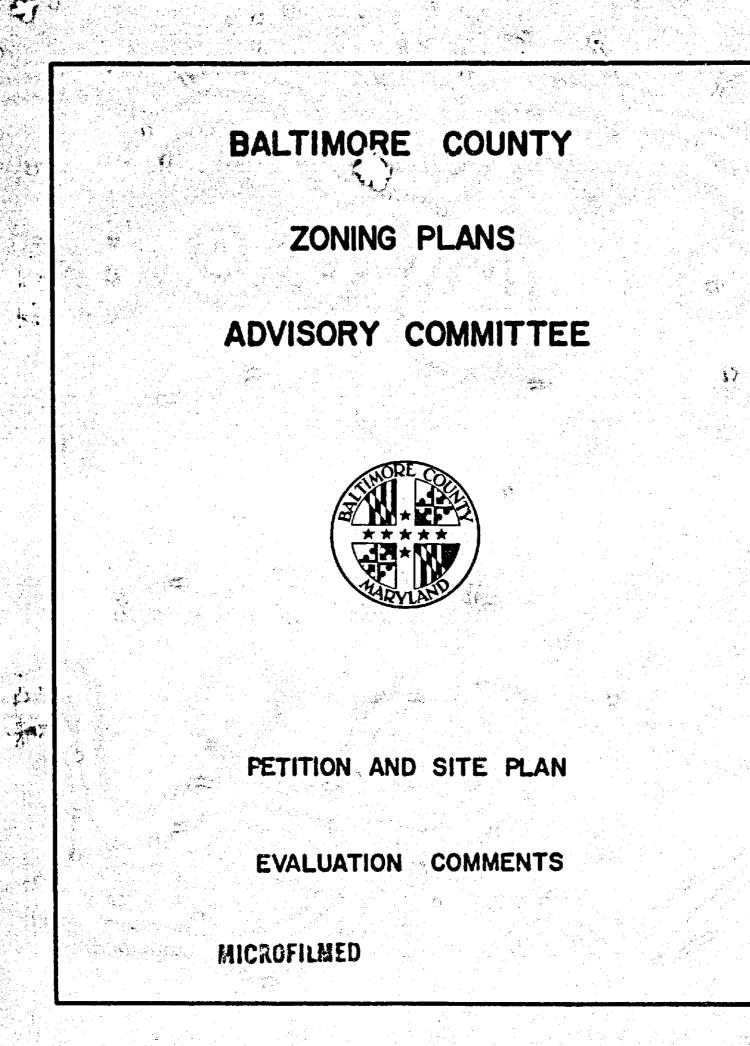
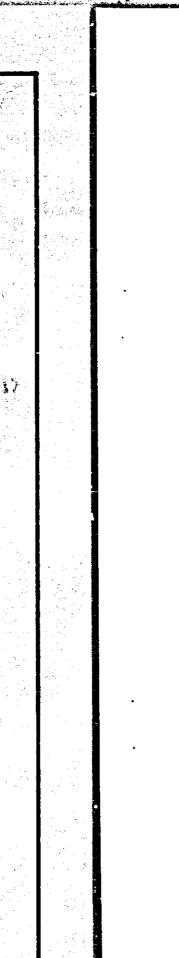
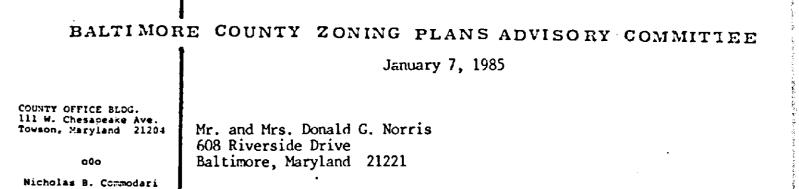
	TO THE ZONING COMMESIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1822.3.C.1. to permit side ward setbacks of 8 & 9 instead of the required 25.			
				9
	of the Zoning Regulations of Baltimore County, to following reasons: (indicate hardship or practical 1) Due to financial hardship of owner	the Zoning Law of Baltimore Co difficulty)	unty; for the	
	and avoid foreclosure proceedings. 2) Petitioning Balto. County for zoning variance and obtaining bldg permit to delete contract of sale contingencies.			
	3) For buyers being able to build their house on said lot. liber 6528 Folio 132 5/83 Upon approval of Balto. County Zoning Commissioner.			
	Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this			
	petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County,			X.
f	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.			
•	Contract Purchaser: Peter G. Swindell &	Legal Owner(s):	NE 3-17 ELECTION -	
	(Type or Print Name)	Donald G. Norris (Type or Print Name)	DISTRICT /S	
	Leten & Secribble E Willem M. A.X. Signature	Signature Of Voris	TYPE INC. ON A	
FLING	6 Lava Court Apt 2-B Address	Judy_GNorris (Type or Print Name)	N A	
	Balto M. 2123lı Ciy and State	Signature M. Jane	БҮ	0
	Attority for Petitioner:			1 - SQ
FOR	(Type or Print Name)	608 Riverside Drive 57	4-3939 Phone No.	75
URDER RECEIVED FOR DATE	Seffature	Balto. Md. 21221 City and State	P	A
ECE	As Gess	Name, address and phone number of le tract purchaser or representative to b	gal owner, con- e contacted	anni-redatCMAN
ER F	Cay and State	Peter G. Swindell Name	**************************************	
ORD	Atterney's Telephone No.: 6 Lava Ct. Apt 2-B 665-8885/668-4025 Address Phone No.		Donald G. No E/S Bowleys White Pine I	
17	Address Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this 4th day			. Nor eys Q ne Rd
	of <u>December</u> . 19.84, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning			Norris, et ys Quarters e Rd.
	Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the			rs Rd.
	A_M.	Call Jalle	~	173°
		Zoning Commissioner of Palki		S of 5th Dist
	(ove	Zoning Commissioner of Balti er)	more County.	İst
	•			eers was also assessed to the second
And Shipping	· · · · · · · · · · · · · · · · · · ·	o yan o say yan na magana a ka o ka a ka a magan o saya sa na magana na magana maga na maga na masa na maga na Na magana saya na magana a ka a ka a ka a magana o saya sa na magana na magana magana na maga na masa na masa n		
	85-192-A			
	BALTIMORE COUNTY OFFICE	OF PLANNING & ZONING		
	County Offic 111 W. Chesa Towson, Mary	peake Avenue		and the second s
	Your petition has been received	and accepted for filing	this	Anti-transfer to the second se
	4th day of December , 1	.984		
Par year annother	- 前を記され機能が開始には行うというです。 作品というない かんはんかい かんぱ 田屋 というはんははん かっしょう しょうしょうしょ コープリ	RNOLD FABLON		
	Z	coning Commissioner seceived by	2 1.	
	Petitioner's Attorney	Nicholas B. C Chairman, Zon		
		Advisory Comm		

PETITION FOR ZONING VARIANCE





BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Arnold Jablon TO Zoning Commissioner January 7, 1985 Norman E. Gerber, Director FROM Office of Planning and Zoning SUBJECT Zoning Petition No. 85-192-A There are no comprehensive planning factors requiring comments on this petition. NEG: JGH: 1 's



Engineering Department of Traffic Engineering State Roads Commiss Eureau of Fire Prevention Health Department Project Planning Building Department Board of Enumation

MEMBERS

Zoning Administration

Industrial

Dear Mr. and Mrs. Norris: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above relerenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, NICHOLAS B. COMMODARI
Chairman Zoning Plans Advisory Committee

RE: Item #143, Case No. 85-192-A Donald G. Norris, et ux-Petitioners

Petition for Variance

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR

Mr. Arnold Jablon

County Office Building Towson, Maryland 21204 Re: Item #143 (1984-1985) Property Owner: Donald G. Norris, et ux E/S Bowleys Quarters Rd. 173' S. of White

January 10, 1985

Pine Rd. Acres: 53.98/50 x 138.59/158.91 District: 15th

Zoning Commissioner

HARRY J. PISTEL, P. E. DIRECTOR

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject General:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage

facilities, would be the full responsibility of the Petitioner. Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

This site is located in a critical area. The existing and proposed contours have not been provided. The amount of impervious surface and proposed disturbed area have not been provided. The area to be disturbed will determine whether the site is exempt from the requirements of storm water management.

The 100-year tidal flood elevation at this location is 10.2. The lowest floor of the proposed structure must be 11.2 or greater.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOW SON, MARYLAND 21204
494-3211 Mr. Arnold Jablon

Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/4/841 Item # 143 Property Owner: Donald G. Yorrio, et un Location: Els Bowleys Quarters Rd., 5 & WittelPrice Rd.

Dear Mr. Jablon: The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

 (X)There are no site planning factors requiring comment.
 ()A County Review Group Meeting is required.
 ()A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
 ()This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
 ()A record plat will be required and must be recorded prior. subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior to issuance of a building permit.

The access is not satisfactory.

The circulation on this site is not satisfactory.

The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

This property contains soils which are defined as wetlands, and development on these soils is prohibited. development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board)Landscaping should be provided on this site and shown on the plan.
)The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

December 17, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 138, 140, 141, and 143.) ZAC- Meeting of December 4, 1984 Property Owner: Location: Existing Zoning:

District:

Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 138, 140, 141, and 143.

Traffic Engineering Assoc. II

MSF/con

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Control Brother Con

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of ______, that the herein Petition for Variance(s) to permit

into a control of the color of the color of the control of

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ZONING DESCRIPTION

Begining at point on the East side of Bowleys Quarters Road 173 South of White Pine Road and thence running North 69 37 29" East 138.59; thence South 20 22 31 East 50; thence South 69 37 29 West 158,91 and thence by a line with a radius of 963 length then 53.98 to the begining point. Liber 6528 Folio 132 5/83. In the 15th Election District.

Zened & D.R.-16

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 2:204-2586
494-4500 PAUL H. REINCKE

November 30, 1984

Pr. William Hammond Toning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Donald G. Norris, tux

Location: E/S Bowleys Quarters Road 173' S. of White Pine Road Zoning Agenda: Meeting of 12/4/84 Item No.: 143

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Secretary Planning Group

Special Inspection Division Fire Prevention Bureau

PETITION FOR VARIANCE 15th Flection District

LOCATION:

East side of Rowleys Quarters Road, 173 feet South of White Pine Road

DATE AND TIME:

Tuesday, January 15, 1985 at 9:30 a.m.

Room 106, County Office Building, 111 West Chesapeake PUBLIC HEARING: Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 8 feet and 9 feet instead of the required 25 feet.

Being the property of Donald G. Norris, et ux the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

as shown on

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES (A-SY) TOWSON, MARYLAND 21204

TED ZALESKI, JR.

Dear Mr. Jablon:

· Petition for Varience

LOCATION: East side of Bowleys Quarters Road, 173 feet South of White Pine Road. DATE & TIME: Tuesday, January

16, 1985 at 9:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Chesapeak Avanue, Towson, Maryland.
The Zoning Commissioner of Baltimore County by authority of the Zon-

more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit side yard setbacks of 8 feet and 9 feet in-

stead of the required 25 feet.

Being the property of Donald G.
Norris, et ux, as shown on plat plan

filed with the Zoning Department.

In the event that this Petition in

granted, a building permit may be is-sued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said per-

mit during this period for good cause shown. Such request must be received.

in writing by the date of the hearing

set above or made at the hearing.

** 15th Election District

Comments on Item # 143 Zoning Advisory Committee Meeting are as follows:

Proposed Zoning: Variance to permit side yard setbacks of 8' x 9' in lieu of the required 25'.

and signatures are required on Plans and Technical Data.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group.of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed charge. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required con-

Comments - Should this property be close enough and of a low elevation which could subject it to tidal inundation or flooding from the creek in a 100 year storm, then Section 519.0 as amended in Council Bill 4-82 would be effective. The flood areas are determined by Public works.

Charles E. Burnham, Chief

December 5, 1984

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Donald G. Norris, et ux E/S Bowleys Quarters Road 173' S. of White Pine Road

 $53.98/50 \times 138.59/158.91$

All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-

B. A building/ & other / permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. Architect or Engineer shall be required to file a permit application.

1407 and Table 1402, also Section 503.2.

struction classification of Table 401.

NOTE: These comments reflect only on the information provided by the drawings substrued as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

85-192-A

Successive

27th day of

Qe Times

Reg L 67432

was inserted in Times, a newspaper printed

and published in Baltimore County, once in each

little change Publisher.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

RE: PETITION FOR VARIANCE

15th District

Petitioners

or final Order.

E/S of Bowleys Quarters Rd., 173' S of White Pine Rd.,

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Phyllia Cole Friedman

People's Counsel for Baltimore County

Piles Max Zumen

Peter May Zumerm

Phyllis Cole Friedman

Peter Max Zimmerman

Towson, MD 21204

Peter Max Zimmerman

I HEREBY CERTIFY that on this 27th day of December, 1984,

a copy of the foregoing Entry of Appearance was mailed to Mr. and

Mrs. Donald G. Norris, 608 Riverside Drive, Baltimore, MD 21221,

Petitioners; and Messrs. Peter G. Swindell and William M. Burton,

6 Lava Court, Apt. 2-B, Baltimore, MD 21234, Contract Purchasers.

Deputy People's Counsel Rm. 223, Court House

Case No. 85-192-A

:::::::

ENTRY OF APPEARANCE

above-captioned matter. Notices should be sent of any hearing dates

or other proceedings in this matter and of the passage of any preliminary

Please enter the appearance of the People's Counsel in the

ARNOLD JABLON ZONING COMMISSIONER

January 16, 1985

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. and Mrs. Donald G. Norris

608 Riverside Drive Baltimore, Maryland 21221

RE: Petition for Variance E/S of Bowleys Quarters Rd., 173' S of White Pine Rd. - 15th Election District Donald G. Norris, et ux - Petitioners No. 85-192-A (Item No. 143)

Dear Mr. and Mrs. Norris:

I have this date passed my Order in the above captioned matter in accordance with the attached.

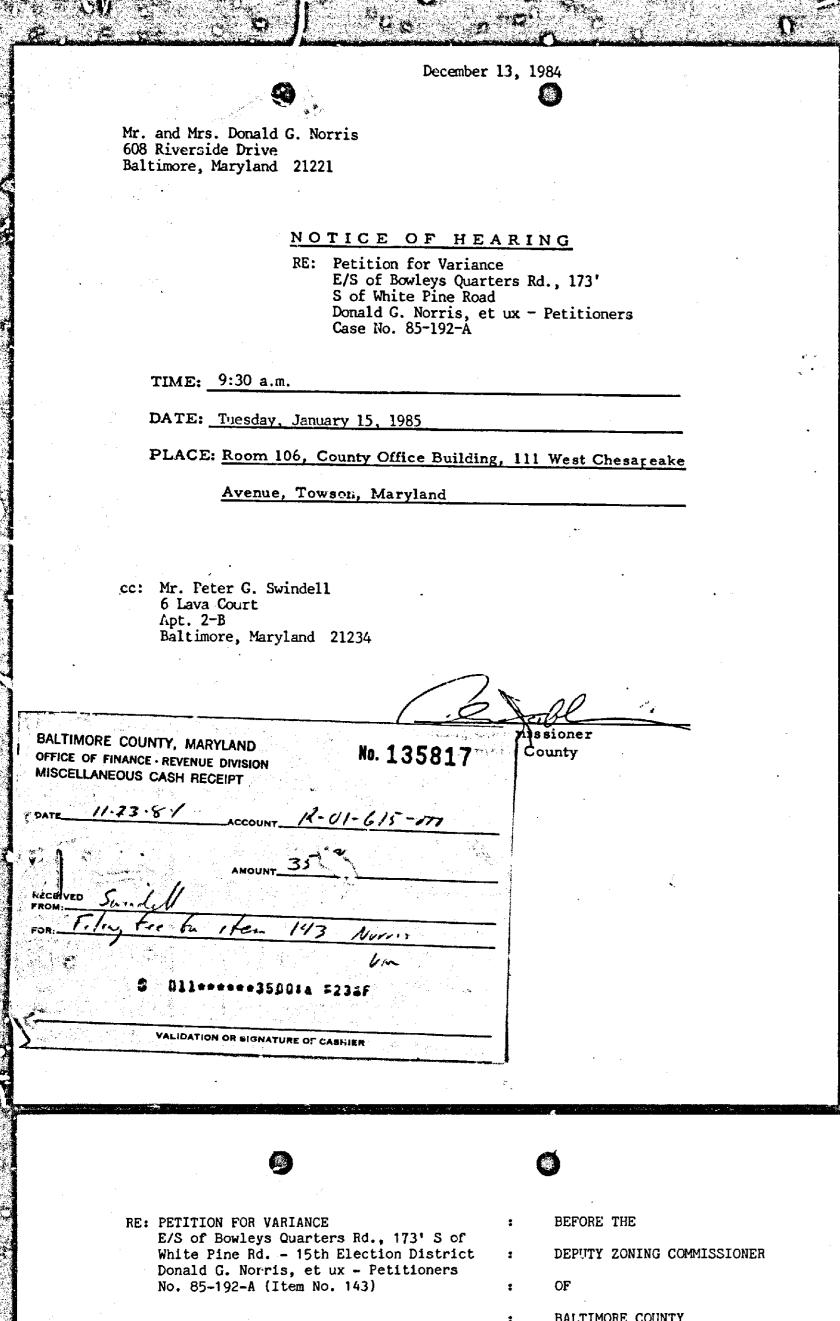
> Very truly yours, JÉÁN M.H. JUNG

Deputy Zoning Commissioner

Attachments

cc: Mr. Peter G. Swindell 6 Lava Court Apartment 2-B Baltimore, Maryland 21234

People's Counsel



Bowleys QUARTERS RU BALTIMORE COUNTY FROG MORTAR CLEEK **** *** *** *** 111 111 111 111 111 Town & Country Apt Pursuant to the advertisement, posting of property, and public hearing on the PLAT BOOK petition and it appearing that by reason of the following finding of facts: 30/130 1. The herein petitioners request a variance to permit side yard setbacks of 8 feet and 9 feet in lieu of the required 25 feet in order to construct a single-family dwelling. 2. Testimony presented by and on behalf of the petitioners TOWNE COUNTRY APTS indicated that the land north and east of the site is PLAT BOOK 30/130 utilized by the Town and Country Apartment complex and land to the south by the Ranch Bar. Without the requested variance no house could be built. open ARCA 3. No one appeared in protest. Without reviewing all the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and would be in strict harmony with the spirit and intent of the zoning regulations. OPEN IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this ARCA day of January, 1985, that the Petition for Variance to permit side and setbacks of 8 feet and 9 feet in lieu of the required 25 feet, in accordance the site plan filed herein, is GRANTED, from and after the date of this er, subject to the following: 1. Compliance with the requirements of the Baltimore County
Bureau of Public Services relative to storm water management must be met prior to the issuance of a building permit. Owleys Purent & 963.

Res. (70:8/4) PLAT FOR ZONWY VARIANCE OWNER: DONALD + Judy worms SISTRICT - 1574 Zoned D.R. 16 Carrollwood Liber 6528 Folio 132 5/83

Existing utilities in Bombeys Quarters Rd.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MAIN LAND 21204
494-3353 ARNOLD JABLON ZONING COMMISSIONER CERTIFICATE OF POSTING January 4, 1985 85-192-A MG DEPARTMENT OF BALTIMORE COUNTY 3:00 P.M Mr. and Mrs. Donald G. Norris 603 Riverside Drive Date of Posting 12/25/54 Baltimore, HD 21221 Posted for: Variance to sormit side yord set back RE: Petition for Variance E/S Bowleys Quarters Rd., 173' 8 of White Pine Road Donald G. Norris, et ux - Petitioners Case No. 85-192-A Petitioner: Donald G. Morris, afux Location of property: Els Bowleys Querters Rd, 173' 5 of White Pine Rd Dear Mr. and Mrs. Norris: Location of Signe: Feling Bowley lyerby Pt Terred 12' Fx roadway on 2 roperty of Petilipsen This is to advise you that \$40.64 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Diease make the check payable to Baltimore County, Maryland, and 113, County Office Building, BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION No. 003182 MISCELLANEOUS CASH RECEIP. 12x . 15, 1175 K-C1-615-126 LDJABLON Commissioner Il auto dell MAV. 9 Pertyry Con. # 75-192-A Town + Country Apts B 8609******405418 5152F VALIDATION OR SIGNATURE OF CASHIER

DISTRICT

FRANK J. Sudek

